

Authorizing The Commissioner Of Finance To Accept And Reject Bids For Purchase Of Parcels Of County-Owned Property At The April 23, 2014 Public Auction - Department Of Finance

Referred to: The Ways and Means Committee (Chairman Gerentine and Legislators Bartels, Belfiglio, Briggs, Maio, Maloney, Provenzano, and Rodriguez)

Chairman of the Ways and Means Committee, Richard A. Gerentine, and Deputy Chairman Tracey A. Bartels offer the following:

WHEREAS, this resolution has been submitted by the County Executive on behalf of the Department of Finance; and

WHEREAS, the Commissioner of Finance has requested permission to accept and reject bids from various individuals for parcels of county-owned property as hereinafter described, which parcels were acquired by reason of non-payment of taxes; and

WHEREAS, the total unpaid taxes for these parcels is \$960,613.00 and bids totaling \$1,856,817.71 were received, wherein \$1,800,854.71 is recommended to be accepted and \$55,963.00 is recommended to be rejected (parcel 8 due to the failure of the bidder to pay the balance of his bid and therefore his down payment totaling \$5,415.00 is forfeited, parcel 61 due to bid by owner less than taxes due, and parcel 259 due to reacquisition by the original owner); and

WHEREAS, these conveyances constitute Type II actions under section 4.1.5 of the County of Ulster's State Environmental Quality Review Act (SEQRA) Type II List that was adopted in Resolution No. 118 on April 20, 2010; and

WHEREAS, as per section 3 of the County's Type II List, these actions do not pose a significant potential environmental impact and may be progressed as Type II actions in accordance with 6 NYCRR Part 617 of SEQRA; now, therefore, be it

RESOLVED, that the Ulster County Commissioner of Finance is hereby authorized to accept and reject payments as follows:

| TOWN | # | FORMER OWNER | DEED TO | BID | TAXES | STATUS |
|---------|---|-------------------|---|-------------|-------------|--------|
| Denning | 1 | Szlatiner, Edward | Pilot Blue Hollow LLC | \$87,000.00 | \$24,482.51 | Accept |
| Esopus | 2 | Coughlin, Carol | McConnell, Kevin P & Basil-McConnell, Marina | 43,000.00 | 17,672.30 | Accept |
| Esopus | 5 | Newman, Frances | Jay C Jim, LLC | 16,000.00 | 8,470.06 | Accept |
| Esopus | 6 | Conklin & Lefever | The Scenic Hudson Land Trust Inc. | 34,000.00 | 8,574.50 | Accept |

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| TOWN | # | FORMER OWNER | DEED TO | BID | TAXES | STATUS |
|-------------|----------|---------------------|--|-------------|--------------|---------------|
| Esopus | 8 | Bombino, J & T | Casale, John | \$17,763.00 | \$17,763.12 | Reject |
| Gardiner | 11 | Thompson, Eric | A World Above, LLC | 11,325.50 | 11,325.50 | Accept |
| Hardenburgh | 13 | Miller & Morocco | KG & MG Holdings, LLC | 16,000.00 | 4,950.88 | Accept |
| Hardenburgh | 14 | Scalza Margaret T | Snyder, Richard W. | 15,000.00 | 2,796.99 | Accept |
| Kingston | 26 | Colon, Fernando | Fabbie, Gregory J. & Mary L. | 9,000.00 | 13,244.32 | Accept |
| Lloyd | 31 | Mannello, Patricia | Precour, Joanne | 20,000.00 | 11,887.33 | Accept |
| Lloyd | 33 | Campbell, James | Hatfield, Henry | 116,000.00 | 44,921.73 | Accept |
| Lloyd | 36 | Prospero, D & M | Irie1 LLC & Dresser Properties, LLC | 21,597.16 | 21,597.16 | Accept |
| Lloyd | 38 | East USA RE | Walker, Desmond | 23,043.05 | 23,043.05 | Accept |
| Marbletown | 40 | Kreger, G & J | Lane, Laura M | \$ 3,500.00 | 718.40 | Accept |
| Marlborough | 50 | Ferrara, Jos Jr. | Columbia Drumlin LLC | 68,000.00 | 44,801.11 | Accept |
| New Paltz | 60 | Raiola, A & E | Mid Hudson II Holding Co Inc. | 106,000.00 | 37,912.68 | Accept |
| New Paltz | 61 | Cuccia, William A | Cuccia, William J | 3,200.00 | 24,628.43 | Reject |
| New Paltz | 63 | Palmeri, S & A | Trestka, Kenneth A. | 800.00 | 2,619.36 | Accept |
| New Paltz | 67 | Bartolomei & Oth | Carraine Holding Corp | 109,000.00 | 31,264.75 | Accept |
| Olive | 68 | Quinones, George | Bruno, Ricard & Ting , Suzan | 38,000.00 | 7,349.08 | Accept |
| Olive | 72 | Kranenburg, E | Haffmans, Edmund | 88,000.00 | 25,124.47 | Accept |
| Plattekill | 75 | Dunham, J & C | Columbia Drumlin, LLC | 54,000.00 | 30,120.92 | Accept |
| Plattekill | 84 | Joy, Edward | Hulse, Gina M. & Gregory | 6,404.95 | 6,404.95 | Accept |
| Plattekill | 85 | Evans, E & V | Ludlow, Grant S. & Rich, Eileen | 31,561.67 | 31,561.67 | Accept |
| Rochester | 88 | Hurley, Paul | Berend, Eric | 13,000.00 | 4,227.78 | Accept |
| Rochester | 89 | Unknown Owner | Berend, Eric | 2,500.00 | 1,621.94 | Accept |
| Rochester | 90 | Acampora, A | Irie1 LLC & Dresser Properties, LLC | 7,600.00 | 7,472.00 | Accept |
| Rochester | 91 | Grother, Richard | Larsen, Walter & Aileen | 8,000.00 | 6,186.31 | Accept |
| Rochester | 93 | Mesceda, Donald | Kortright Keith G & Gary S | 4,000.00 | 1,028.74 | Accept |
| Rochester | 95 | Mudry, Tina | Holleran, Peter G. & Hershkowitz, Henry | 40,000.00 | 19,249.02 | Accept |
| Rochester | 98 | Nowakowski, C | Irie1 LLC & Dresser Properties LLC | 27,000.00 | 17,375.07 | Reject |
| Rochester | 104 | Unknown Owner | McNeil, Katrina | 2,000.00 | 1,393.74 | Accept |
| Rochester | 107 | Kingston Trust | Bianco, James | 1,537.31 | 1,537.31 | Accept |
| Rochester | 109 | Shorter, Alexis | Kaufman, Krista | 13,491.52 | 13,491.52 | Accept |
| Rosendale | 116 | Lounsbury, Mary | Watson, William F. IV | 22,000.00 | 15,389.38 | Accept |
| Rosendale | 123 | Woods, William | Gill, Nancy B. | 3,983.21 | 3,983.21 | Accept |
| Village of | 126 | | | | | |
| Saugerties | | Tiedtke, R & T | Saugerties Holdings, LLC | 28,022.92 | 28,022.92 | Accept |
| Village of | 127 | | | | | |
| Saugerties | | McLaughlin, E | Satten, Steve | 43,000.00 | 22,293.83 | Accept |
| Saugerties | 137 | Shultis, R & L | The Howard Trust | 27,000.00 | 21,955.10 | Accept |
| Saugerties | 143 | Strazzini, A | Irie1 LLC & Dresser Properties LLC | 30,000.00 | 18,322.93 | Accept |
| Saugerties | 144 | Ahmed Syed S | Shader, Shawn & Laurie | 1,060.00 | 1,059.98 | Accept |
| Saugerties | 146 | Donahue & Straub | O'Connor, Elizabeth | 3,253.22 | 3,253.22 | Accept |
| Saugerties | 153 | Wamsley, K & S | Wamsley, Kenneth & Samantha | 2,500.00 | 610.95 | Accept |
| Saugerties | 155 | Neubeck, L & G | McIntyre, Jill | 14,428.97 | 14,428.97 | Accept |
| Saugerties | 159 | Hackett, W & E | Andreassen, Robert J. | 13,000.00 | 11,644.05 | Accept |
| Saugerties | 161 | Bascon, M. | McIntyre, Michael T. | 26,072.92 | 26,072.92 | Accept |
| Saugerties | 164 | Kosonen, R/Oths | Covert, Dennis J. | 8,442.00 | 8,441.95 | Accept |
| Shandaken | 174 | Cowan, E & A | Stirbl, Aren | 2,641.74 | 2,641.74 | Accept |

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| TOWN | # | FORMER OWNER | DEED TO | BID | TAXES | STATUS |
|-----------------------|-----|-------------------|--|-------------|-------------|------------------------------------|
| Shandaken | 178 | Parks, Douglas | 478 Route 55 A LLC | \$ 5,250.00 | \$ 2,023.81 | Accept |
| Shawangunk | 190 | D'Souza, Kim C | GJG Preserve LLC | 500.00 | 1,540.39 | Accept |
| Ulster | 193 | Mt Clvy Lu Ch | Felton, Todd W | 20,590.16 | 20,590.16 | Accept |
| Ulster | 197 | Weishaupt, T&R | Amaro, Norma | 9,500.00 | 18,557.36 | Accept |
| Ulster | 198 | UC/Tonnesen | CBR Properties LTD. | 2,725.80 | 2,725.80 | Accept |
| Ulster | 200 | Sullivan/Jackson | Viviani, Catello | 11,800.00 | 7,211.16 | Accept |
| Ulster | 204 | Silva, Thomas | Amaro, Norma | 1,500.00 | 2,306.95 | Accept |
| Ulster | 207 | Belnavis, M. | Maragoudakis, Chris | 100.00 | 3,443.42 | Accept |
| Ulster | 213 | Glass, R,C &R | Viviani, Catello | 13,883.63 | 13,883.63 | Accept |
| Village of Ellenville | 225 | Szabo, Fred | Shorter, Nathaniel & Marolyn | 4,462.15 | 4,462.15 | Accept |
| Village of Ellenville | 226 | Wenig, John | Gavaris, John B. | 1,100.00 | 2,409.43 | Accept |
| Village of Ellenville | 227 | Richard, Charles | Stoeckler, Joseph P. Jr | 21,107.56 | 21,107.56 | Accept |
| Wawarsing | 232 | Mazzarino, M | Pilot Blue Hollow LLC | 40,000.00 | 25,992.49 | Accept |
| Wawarsing | 233 | Bozajic, I & C | Janczewski, Grzegorz | 5,750.00 | 3,715.91 | Accept |
| Wawarsing | 234 | Meyer, Francis C | | 11,500.00 | 9,810.07 | Accept |
| Wawarsing | 249 | Feather, Daniel | Stillwater Recovery LLC | 6,813.00 | 6,813.00 | Accept |
| Wawarsing | 254 | Phillips, D & J | Bobinger, Erika | 24,000.00 | 11,073.39 | Accept |
| Wawarsing | 255 | Hull, Augustus | Santiago, Yolanda | 750.00 | 4,894.88 | Accept |
| Wawarsing | 259 | Kulyk, I & N | Nesbitt, Thomas W. | 35,000.00 | 12,014.86 | Reject |
| Wawarsing | 260 | Benton, B & M | Casazza, Patricia | 1,553.00 | 1,552.59 | Accept |
| Woodstock | 264 | Flying Ace Realty | Daykin, Rachel & Daykin, Graeme | 36,000.00 | 7,554.92 | Accept |
| Woodstock | 265 | Montbray of Am | Hudson Valley Reo, LLC & Chaikin, Steven | 7,500.00 | 4,634.77 | Accept |
| Woodstock | 266 | Montbray of Am | Irie1 LLC & Dresser Properties LLC | 16,000.00 | 5,188.36 | Accept |
| Woodstock | 267 | Montbary of Am. | Hudson Valley REO, LLC Chaikin, Steven | 281,000.00 | 46,462.82 | Accept Reject |
| Woodstock | 268 | Mystic Gray Inc. | Clegg, David J. | 15,703.27 | 15,703.27 | Accept |

and be it further,

RESOLVED, that upon receipt of such payment with respect to these parcels, the Chairman of the Ulster County Legislature is authorized and directed to make, execute and deliver to said bidder making payment, a Quitclaim Deed conveying the interest of the County in said parcel, which Quitclaim Deed shall contain the covenant that the said County of Ulster, shall in no event be or become liable for any defects in title conveyed for any cause whatsoever, or that no claim or demand of any nature shall ever be made against the County of Ulster, arising from such sales, conveyances or any proceedings leading thereto,

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and move its adoption.

ADOPTED AS AMENDED BY THE FOLLOWING VOTE:

AYES: 22 NOES: 0
(Absent: Legislator Roberts)

Passed Committee: Ways and Means on June 11, 2014

FINANCIAL IMPACT:

\$ 960,613.00 - TOTAL UNPAID TAXES
~~\$1,773,854.71~~ **\$1,492,854.71** - TOTAL ACCEPTED BIDS
~~\$ 82,963.00~~ **\$ 363,963.00** - TOTAL BIDS REJECTED
\$ 5,415.00 - TOTAL FORFEITED

Legislator Gerentine motioned, seconded by Legislator Maio, to change the status on #267 to "Reject", as the property is being reacquired by the original owner. The "Financial Impact" shall be changed to reflect this amendment.

MOTION ADOPTED BY THE FOLLOWING VOTE:

AYES: 22 NOES: 0
(Absent: Legislator Roberts)

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STATE OF NEW YORK

ss:

COUNTY OF ULSTER

This is to certify that I, the undersigned Clerk of the Legislature of the County of Ulster have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 17th Day of June, 2014, and that the same is a true and correct transcript of said resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the County of Ulster this 20th Day of June in the year Two Thousand and Fourteen.

|s| Victoria A. Fabella
Victoria A. Fabella, Clerk
Ulster County Legislature

Submitted to the County Executive this
20th Day of June, 2014.

Approved by the County Executive this
_____ Day of June, 2014.

|s| Victoria A. Fabella
Victoria A. Fabella, Clerk
Ulster County Legislature

Michael P. Hein, County Executive